Key: 2161

Town of TRURO - Fiscal Year 2024

9/27/2023 7:11 pm SEQ #: 2,199

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRURO CONSERVATION TRUST TRS: TOM BOW, ET AL PO BOX 327 NO TRURO, MA 02652	45-52-0	42 CORN HILL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TRURO CONSERVATION TRUST	06/17/2020	K		32993-323
MORFIT H MASON & BUNKER J	07/13/2007	99		22185-183
MORFIT H MASON	11/08/2005	99		20456-52

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
9500	100	VAC,CONSERV ORGANIZ		1	1 of 1

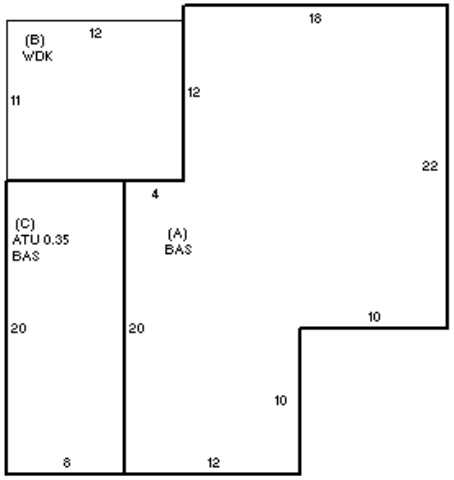
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
23-174X	05/10/2023	90	BP NVC	6,500	07/27/2023	LG	100	100
20-326X	10/28/2020	4	REHAB	31,850	02/09/2021	LG	100	100
92-077	07/13/1992	9	DECK	1,200	06/07/1993		100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
350	A	0.775	13	1.00	1	1.00	1	1.00	20,700	0.89	1	1.00	V14	3.00			14,210
350	A	0.505	13	1.00	1	1.00	1	1.00	20,700	0.89	1	1.00	V14	3.00			9,260

TOTAL	1.280 Acres	ZONING	RES	FRNT	0
Nbhd	CORN HILL	NOTE	Bk33859 Pg1 Conservation Restriction over lot		
Infl1	NO ADJ				
Infl2	NO ADJ				

ASSESSED	CURRENT	PREVIOUS
LAND	23,500	20,400
BUILDING	76,900	66,500
DETACHED	0	0
OTHER	0	0
TOTAL	100,400	86,900



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/27/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.90	COTTAGE/BUNG [100%]
QUALITY	L	0.65	LOW COST [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/2/2016	CF
LIST	1/2/2016	CF
REVIEW	1/2/2016	CF

YEAR BLT	1890	SIZE ADJ	1.060
NET AREA	716	DETAIL ADJ	1.000
$NLA(RCN)	$195	OVERALL	0.830

CAPACITY	UNITS	ADJ
STORIES(FAR)	1	1.00
ROOMS	1	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	3	$2,100
UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT. COVER	1	WOOD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPHALT SHINGLE	1.00
FLOOR COVER	6	OTHER	1.00
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	13	NO HEAT	0.93
FUEL SOURCE	8	NONE	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BAS AREA	716	1890	173.71	124,375
B	WDK	N	ATT WOOD DECK	132		34.37	4,537
C	ATU	N	UNFIN ATTIC	56		46.72	2,616
	F11	O	FPL 1S 1OP	1		6,195.10	6,195

TOTAL RCN	139,823
CONDITION ELEM	CD

EFF.YR/AGE	1968 / 54		
COND	45	45 %	
FUNC	0		
ECON	0		
DEPR	45	% GD	55
RCNLD	$76,900		